



Victoria Street, Newark

Guide Price £300,000 to £325,000



Victoria Street

Newark

Situated within a sought-after conservation area and just a comfortable walk from Newark town centre and its excellent range of amenities, this attractive bay-fronted period home offers substantial and versatile accommodation, perfectly suited to modern family living. Conveniently positioned with easy access to the A1, the property seamlessly combines period charm with generous living space.

The property's accommodation comprises to the ground floor: inviting entrance hall leading to a stunning bay-fronted lounge, full of character and natural light, a spacious sitting/dining room which provides an ideal setting for both everyday living and entertaining, well-appointed breakfast kitchen fitted with a range of appliances, including a five-ring gas hob and double electric oven, and completing the ground floor are a rear lobby and a convenient W/C. From the inner hallway, stairs rise to the first floor, while a separate staircase leads down to a range of useful cellar rooms, currently utilised for excellent storage. The first floor features a generous landing, a spacious family bathroom, and three well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes and a quality en-suite shower room. A further staircase leads to the second floor, where an additional double bedroom offers fitted wardrobes and access to its own en-suite WC, creating an ideal guest suite.

Externally, the property is set back from the road behind a partly walled frontage, with permit parking available in bays to the front. To the rear, the deceptively spacious garden enjoys a wonderful sense of privacy and has been thoughtfully arranged to provide excellent outdoor living. Multiple entertaining areas, together with lawned sections, create a versatile and inviting space for relaxing, dining, and socialising throughout the year. Further benefits include gas central heating and UPVC double glazing, with attractive sash-style windows enhancing the property's elegant front elevation.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

10' 6" x 4' 0" (3.20m x 1.22m)

Lounge

16' 11" x 13' 7" (5.16m x 4.14m)

maximum measurements into bay window

Inner Hall

12' 2" x 6' 1" (3.71m x 1.85m)

maximum measurements

Sitting/Dining Room

11' 11" x 11' 11" (3.63m x 3.63m)

Breakfast Kitchen

12' 1" x 11' 7" (3.68m x 3.53m)

maximum measurements

Lobby

5' 5" x 5' 0" (1.65m x 1.52m)

Ground Floor WC

5' 2" x 2' 9" (1.57m x 0.84m)



Bedroom One

11' 11" x 10' 9" (3.63m x 3.28m)

maximum measurements

Ensuite Shower Room

8' 0" x 5' 5" (2.44m x 1.65m)

Bedroom Three

14' 4" x 11' 2" (4.37m x 3.40m)

Bedroom Four

13' 11" x 6' 7" (4.24m x 2.01m)

Family Bathroom

11' 4" x 8' 2" (3.45m x 2.49m)

maximum measurements

Bedroom Two

17' 3" x 15' 11" (5.26m x 4.85m)

maximum measurements

Ensuite W/C

5' 4" x 4' 4" (1.63m x 1.32m)

maximum measurements

Cellar 1

17' 0" x 13' 6" (5.18m x 4.12m)

maximum measurements

Cellar 2

11' 10" x 11' 1" (3.61m x 3.38m)

Cellar 3

13' 7" x 3' 7" (4.14m x 1.09m)





Newark

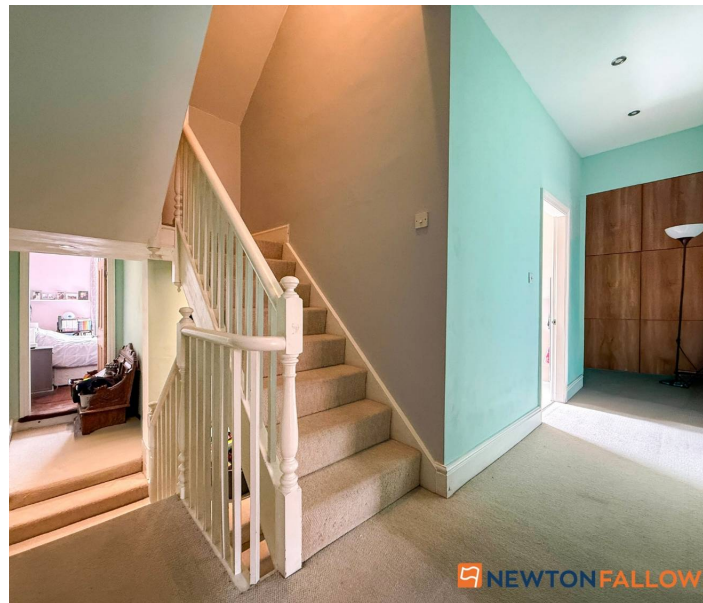
A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

Agent's Note - Conservation Area

The property falls within the Newark Conservation area.

Agent's Note - Access

There is a rear passageway at the bottom of the garden which the property has right of access to.



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 2,104 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



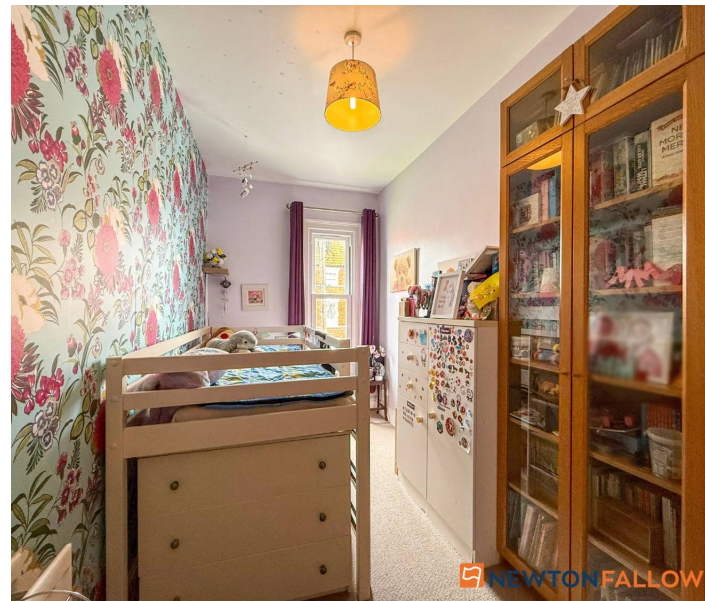


Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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